LOT 79
IN OR 2083/1953
RIVER GLEN #1 PB 7/263

GEORGE RAYMOND T
75064 GLENSPRING WAY
YULEE, FL 32097

2023

11-2N-26-1830-0079-0000

BUILDING CHARACTERISTICS

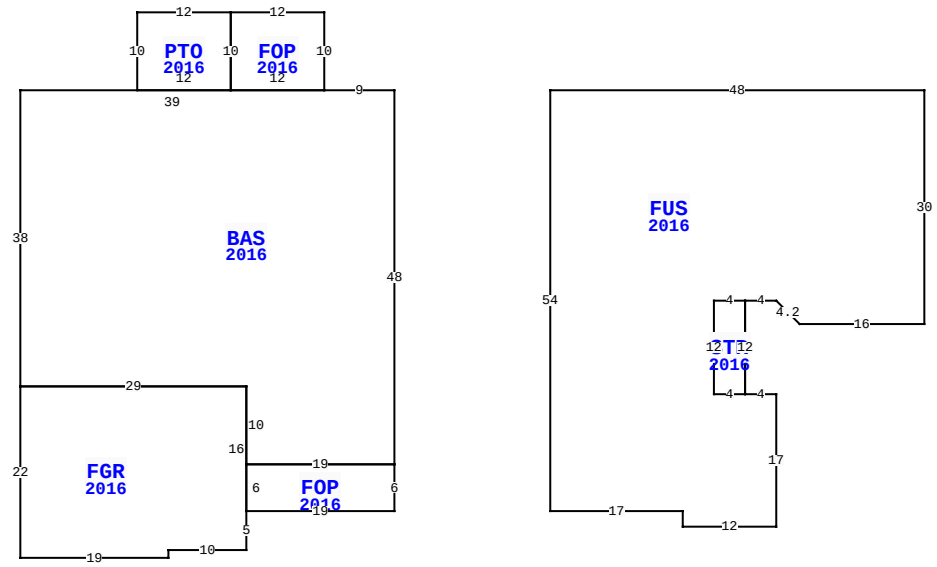
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2,014	178,011
FGR	628	55	345	30,493
FOP	114	30	34	3,005
FOP	120	30	36	3,182
FUS	2,108	100	2,108	186,319
PTO	120	5	6	531
STR	48	10	5	442
TOTALS	5,152		4,548	401,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,548	100.9640	91.12	414,414	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 4122 HX Base Yr 2022



75064 GLENSPRING WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,982
TOTAL MARKET OB/XF VALUE		6,058
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		463,040
SOH/AGL Deduction		57,538
ASSESSED VALUE		405,502
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		350,502
TOTAL JUST VALUE		463,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632370	CO ISSUED	0	11/10/2016
B1632370	NEW CONSTR	500,917	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/1953	11/15/2016	SW	Q	I	01	321,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: GEORGE RAYMOND T						
2008/0816	10/05/2015	SW	U	V	30	752,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W9 FOP=[YR=2016] N10 W12 PTO=[YR=2016] W12 S10 E12 N10$ S10 E12$ W39 S38 FGR=[YR=2016] S22 E19 N1 E10 N5 FOP=[YR=2016] E19 N6 W19 S6$ N16 W29$ E29 S10 E19 N48$ PTR=E20 FUS=[YR=2016] E48 S30 W16 U3 L3 W4 STR=[YR=2016] W4 S12 E4 N12$ S12 E4 S17W12 N2 W17 N54$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,201.00	SF	5.20	5.20	100	2016	2016	3	97	6,058	

LAND DESCRIPTION

TOTAL OB/XF 6,058

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS